

12 North Main Task Force

February 26, 2015

*Undated Photo Courtesy of
Westford Historical Society*

Overview

- Explain role of 12 North Main Street Task Force
- Provide information about environmental issues
- Explain ownership of mill properties
- Discuss Town Meeting articles
- Discuss potential reuse concepts
- Listen to comments and questions from residents

Task Force Membership

- Don Siriani - Board of Selectmen
- Robert Downing - Affordable Housing Committee
- David Gutbrod - Historical Commission
- Eli Demetri and Tom Barry - Economic Development Committee
- Dennis Wrona - Finance Committee
- John Mangiaratti - Assistant Town Manager
- Chris Kluchman - Director of Land Use Management
- Darren MacCaughey - Director of Environmental Services
- Nancy Cook
- Nancy Bissell
- Jane Hughes
- Bob Waskiewicz
- James VanBever
- Jane Calvin



Task Force
meetings typically
held Wednesdays
at 2pm in Town Hall

1877 Insurance Map

February 26, 2015

Task Force Charge

This task force will evaluate potential reuse scenarios for the property located at 12 North Main Street which contains an abandoned mill building that was formerly part of the Abbot Worsted Company, and more recently is known as "Westford Anodizing". We are considering foreclosing on the property for non-payment of taxes which will result in the town taking ownership. We are currently working with a Licensed Site Professional (LSP) to determine the scope and extent of environmental remediation that will be required for any future use of the property. **The task force's primary goal will be to evaluate the potential options and make a recommendation to the town for plans that would benefit the community.**

The property owner of 10 North Main Street is currently working on a redevelopment plan and any future use of his site will likely impact the Westford Anodizing property. It is anticipated that the task force will work closely with the owner of 10 North Main Street to collaborate as much as possible regarding future plans for these adjacent properties.

Task Force Progress

- Meeting twice monthly since September
 - Multiple discussions with owner of 10 North Main Street
 - Coordination with MassDEP
 - Applied for grants from EPA
 - Environmental assessments completed:
 - MassDEP soil study, HazMat building survey, Phase 1 and 2 reports
 - Discussion of potential reuses
 - CPA application for historic preservation
- February 26, 2015



Environmental Issues

12 North Main Street:

- Elevated concentrations of dioxins near incinerator
- Metals in soil near building
- Hazardous building materials
- Fencing installed to protect public



Ownership of Mill Parcels

- Only the parcels shown in blue are part of 12 North Main Street
- On February 10th the Selectmen voted to proceed with foreclosure of 12 North Main parcels to:
 - address public health and safety hazards requiring immediate attention
 - provide an opportunity for historic and community preservation
 - improve and accelerate access to funding opportunities and spur redevelopment of this site

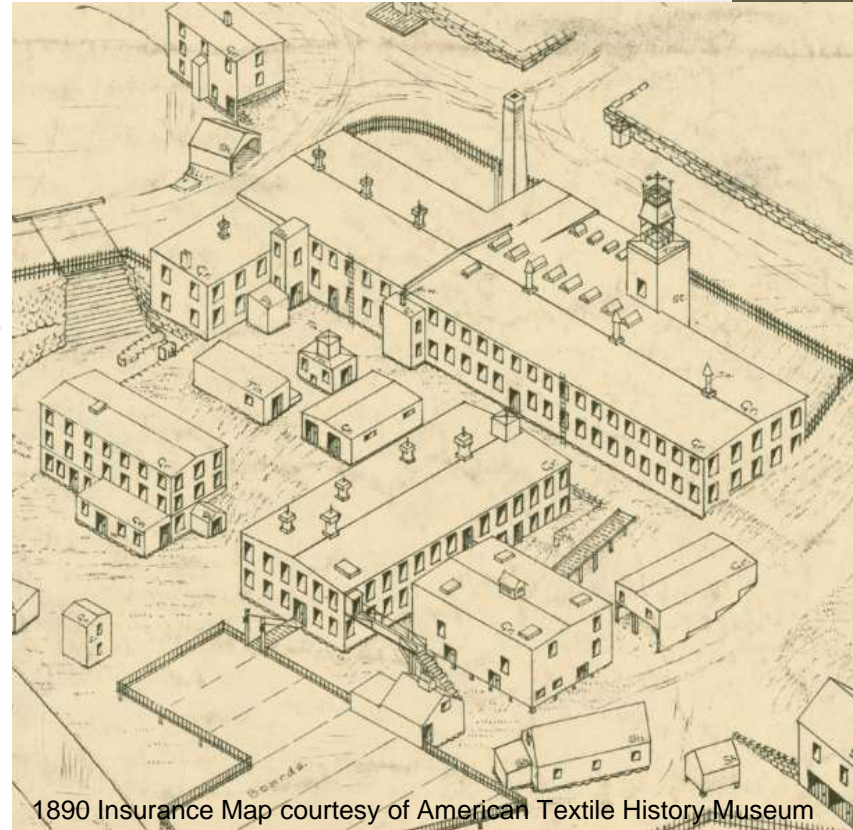


February 26, 2015

March 28 Annual Town Meeting

Article 11: Proposed Community Preservation Project – Historic Preservation Study

- Identify options for preservation and associated costs, and recommendations for how to preserve this historic asset.
- Once preservation option is selected, establish plans and bid specifications for the stabilization of the structure.
- Additional funds will be required to implement preservation recommendations



February 26, 2015

March 28 Annual Town Meeting

Article 10: Request to transfer properties to Selectmen and appropriate funds for environmental insurance policies.

- Transfer four parcels that are considered part of 12 North Main Street from Tax Possession Sale Committee to the Board of Selectmen
- Authorize the Board of Selectmen to convey on such terms and conditions as the Board of Selectmen shall determine
- Appropriate the sum of \$27,960 for the purpose of providing funds for environmental insurance premiums and related costs

Reuse Concepts

- Charged with making a recommendation to Selectmen
- Concepts discussed by Task Force:
 - ☐ Open Space
 - ☐ Residential
 - ☐ Mixed use/residential
 - ☐ Light industrial/commercial office space
- Task Force does not have a preference at this point
- Reviewing comparable projects
 - Request for Proposals (RFP) Brookside Mill
- Seeking community input

More information:
www.westfordma.gov/12northmain

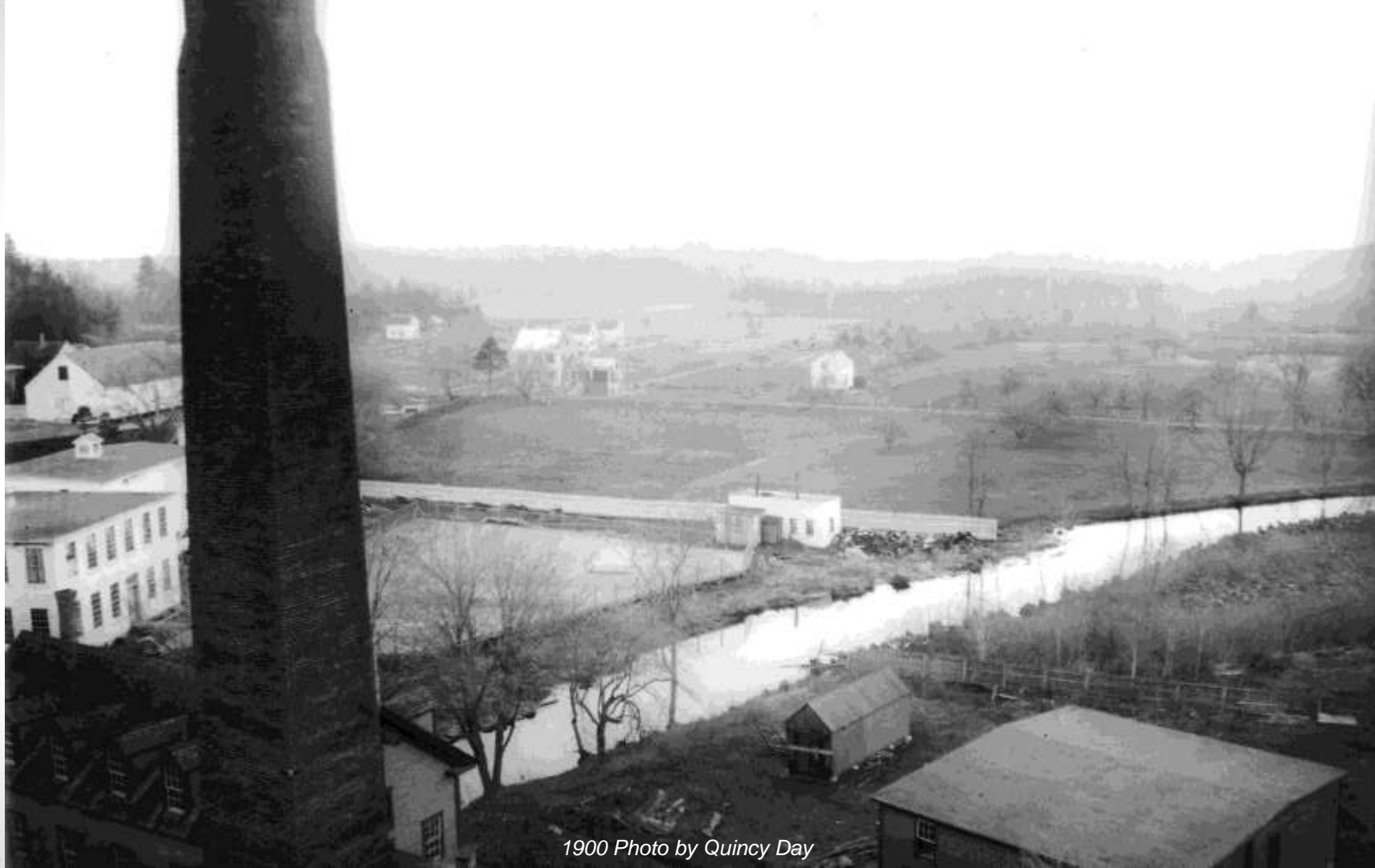
Upcoming Public Meetings

- March 3rd – Selectmen to consider warrant articles
- March 4th - Task Force Meeting
- March 10th- Presentation to Selectmen
- March 18th – Task Force Meeting
- March 28th - Town Meeting

**other meetings as required TBD*



More information:
www.westfordma.gov/12northmain



1900 Photo by Quincy Day